

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MAY 19, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District.

Commissioner Absent: Valdis Ronis, Potomac District.

Staff Present: Ron Brown, Assistant County Attorney; John Merrithew, Assistant Director of Planning; Robyn Bailey, Assistant Director, Economic Development; Dan Schardein, Zoning Administrator; Marilee Seigfried, Assistant Zoning Administrator; Amy Lohr, Kelly Baty, Building and Development; Planners: Stephen Gardner, Rody Iwanczuk; Nancy Bryan, Recording Secretary.

A. Briefing of ZOAM 2009-0003, Amendments to the Zoning Ordinance – Sign Regulations

On September 1, 2009, the Board of Supervisors adopted a Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) to revise and create new standards for business signs for commercial uses.

Prior to adoption of the Resolution, the Board of Supervisors, on April 21, 2009, considered an Action Item regarding the regulation of signs and directed staff to 1) Review the April 21, 2009, Action Item and attachments to create options for amending the Zoning Ordinance to establish a comprehensive Sign Ordinance that keeps intact the prohibitions on billboards and temporary signs in the County while creating a streamlined process that redefines the definition of a sign in order to increase flexibility and accessibility and to encourage economic development; 2) Ensure that such amendments to the Sign Ordinance meet the objectives stated in the Goals section of the April 21, 2009, Action Item; and 3) Present options and a Resolution of Intent to Amend the Zoning Ordinance prior to the Board's August recess.

Per the April 21, 2009 Action Item, the overall goal of the ZOAM is to make the sign ordinance friendlier to businesses, enhance the County's economic development competitiveness, and retain standards regarding roadside signage and billboards.

Per the September 1, 2009 Action Item, ZOAM 2009-0003 shall be forwarded to the Planning Commission upon completion of their review of the Chesapeake Bay regulations, with an anticipated review period in the second and third quarters of 2010. Board of Supervisors review is anticipated in the fourth quarter of 2010. The projected Planning Commission work program is as follows:

- June 3, 2010 – Public Input
- June 16, 2010 – Committee of the Whole
- June 17 – July 31 – Sub-Committee worksessions
- September 1 – 8 – Committee of the Whole (as needed)

In addition to ZOAM 2009-0003, the Board of Supervisors adopted a Resolution of Intent to Amend the Zoning Ordinance to expand the sign ordinance review to add off-site directional sign standards for religious assembly and civic uses. Additional information on the amendment, ZOAM 2010-0002, will be provided at a later date.

B. SPEX 2007-0009, CMPT 2007-0011, T-Mobile Beaumeade

The Planning Commission approved CMPT 2007-0011, T-Mobile Beaumeade, subject to the "T-Mobile Northeast LLC BEAUMEADE STATION" Plat dated September 21, 2009, revised through May 5, 2010, prepared by Compass Technology Services, and with the attached Findings, and forwarded the application to the Board of Supervisors for ratification.

AND

The Planning Commission forwarded SPEX 2007-0009, T-Mobile Beaumeade, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated May 12, 2010, and with the attached Findings for Approval. (8-0-1, Ronis absent).

C. SPEX 2010-0005, Hamilton Well 14, Stone Eden Farm

The Planning Commission forwarded SPEX 2010-0005, Hamilton Well 14, Stone Eden Farm, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated May 19, 2010, as amended, and based on the attached Findings, and including the modification of the required Type Two (2) buffer yard and screening adjacent to residential lots to eliminate such landscaping along the front, side, and rear yards, except as specified by the Conditions of Approval, and further, that the addendum to the PMMP (being developed by the Town of Hamilton) shall be fleshed out and publicly available for review not later than one week prior to the Board of Supervisors public hearing on June 7, 2010 and that the County and the Town continue to work on the monitoring logistics. (6-2-1, Bayless, Robinson opposed; Ronis absent).

D. Briefing of CPAM 2009-0001, Route 28 Keynote Employment Policies

The Route 28 CPAM has been in the process of stakeholder meetings. The third stakeholder meeting was held on April 26, 2010 with thirty people in attendance and was in the format of a land use charette round table exercise. From that discussion, a series of land use options were presented. Staff was directed to examine the options and come back with final options for the group. On May 24, 2010, will be the final workshop. At that time, staff will present the conclusions from each of the previous three workshops, looking at policy statements and the land use maps proposed. There will be a joint Board of Supervisors/Planning Commission meeting in July where staff will report the stakeholders' process. The Board will consider action regarding a formal CPAM process.